



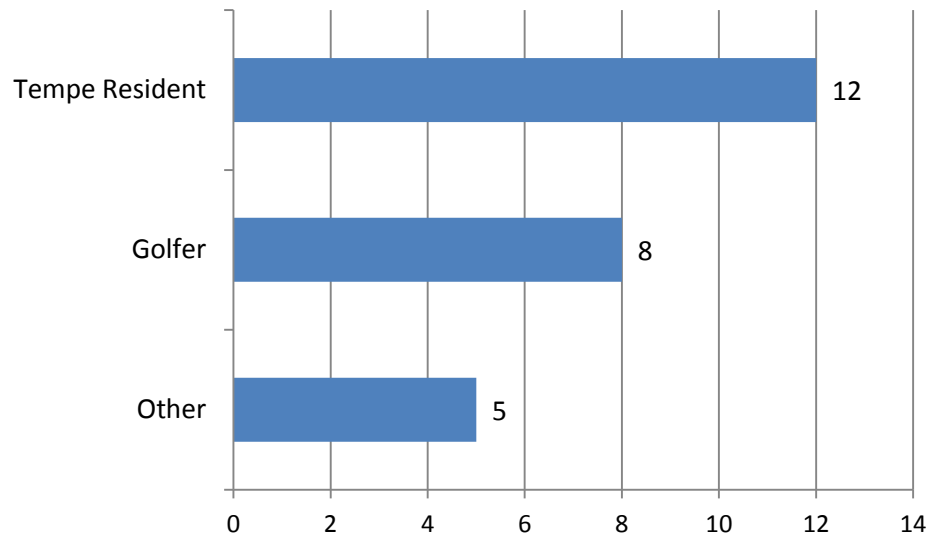
Ken McDonald Clubhouse Improvements

Comments + Survey Results

September 29 public meeting

September 29 – October 9, 2016 online + email comments

1. Select all that apply to you.



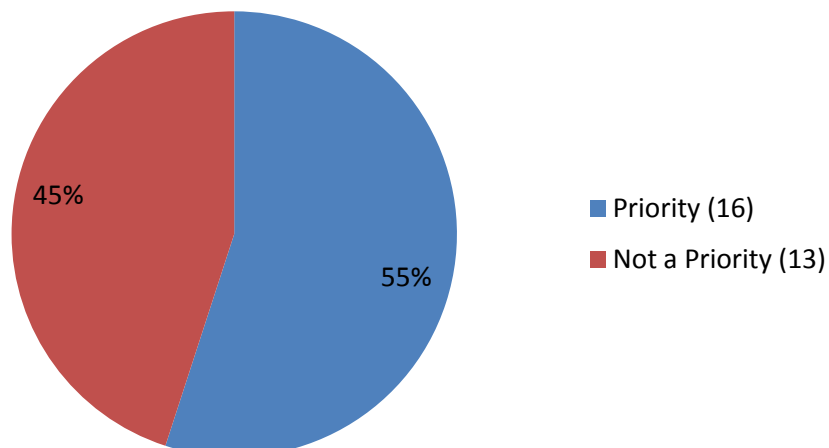
Other:

1. Path user
2. Live nearby
3. Live on Hole 9 of golf course
4. Twilight League Organizer
5. Tempe born and raised native

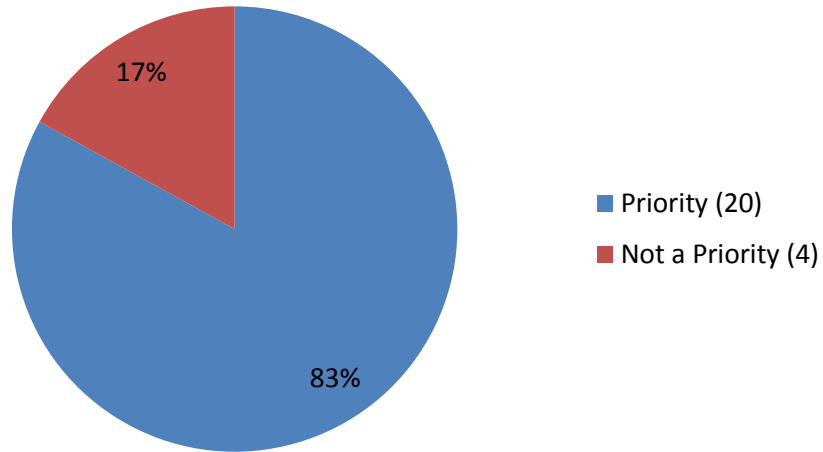
2. Prioritize Clubhouse amenities

COMMUNITY EVENTS

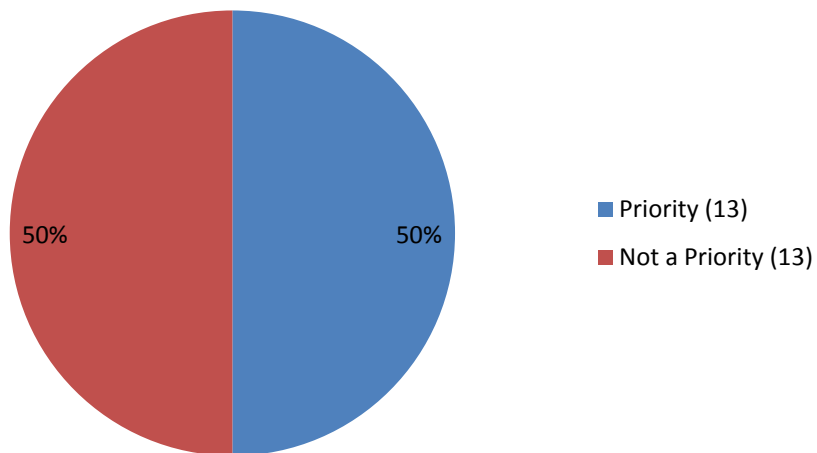
Weddings/Receptions – 29 responses



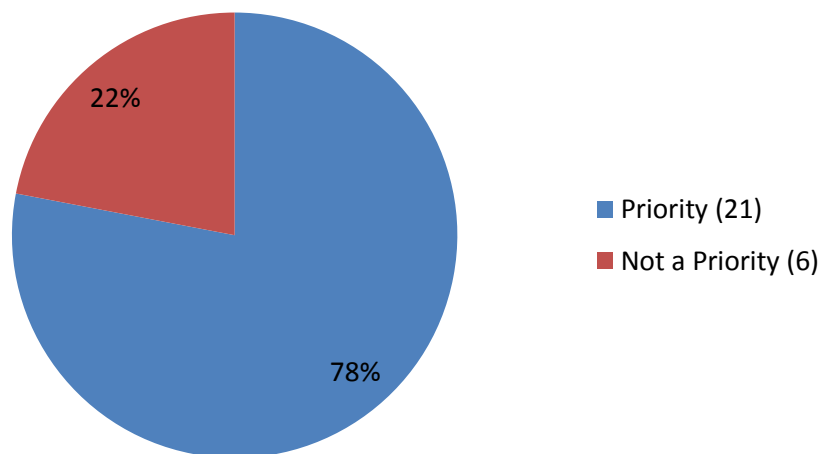
Corporate Events – 24 responses



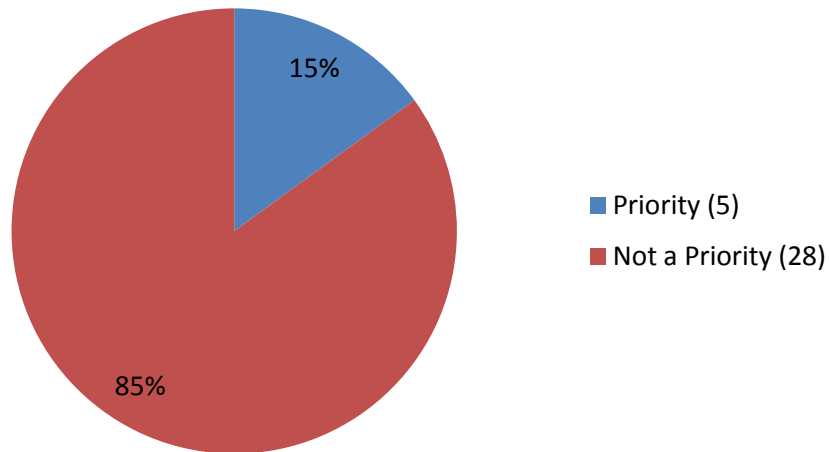
School Functions – 26 responses



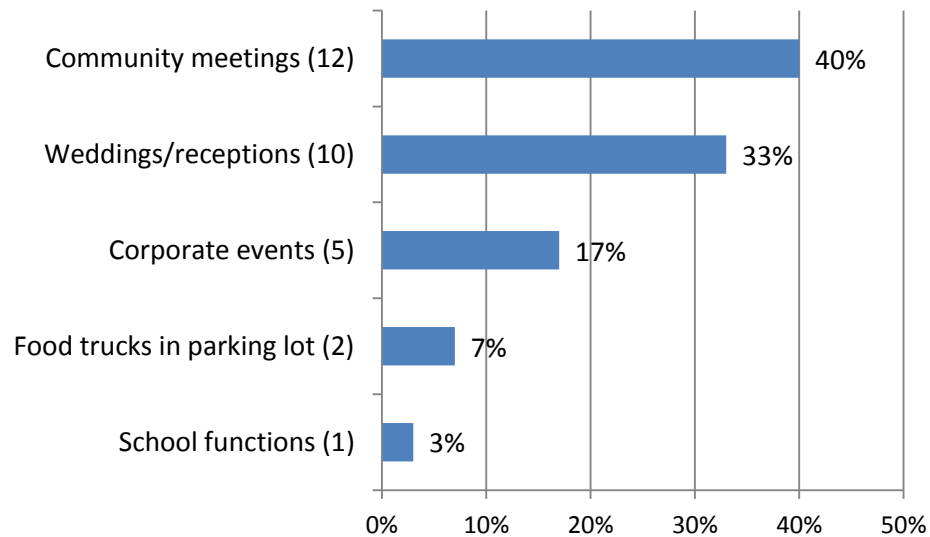
Community Meetings – 27 responses



Food Trucks in Parking Lot – 33 responses

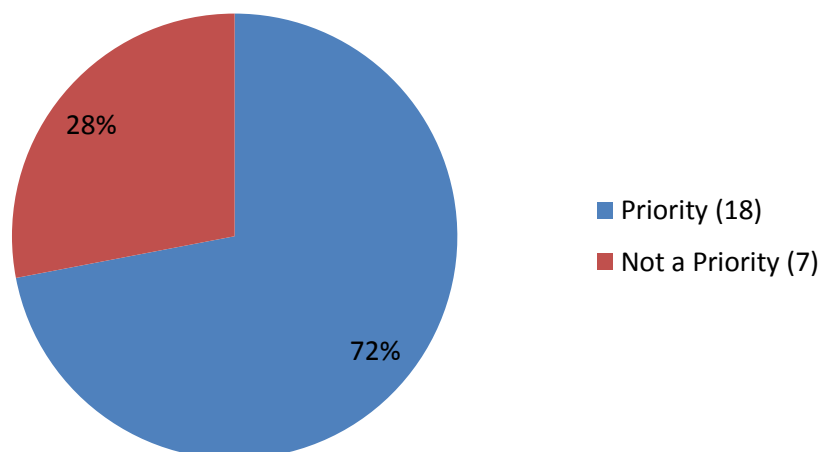


Please select your favorite in the Community Events group – 30 responses

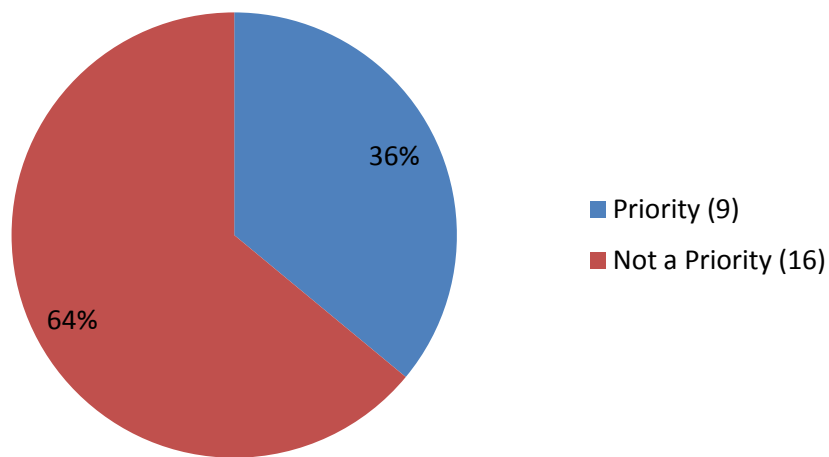


AESTHETICS

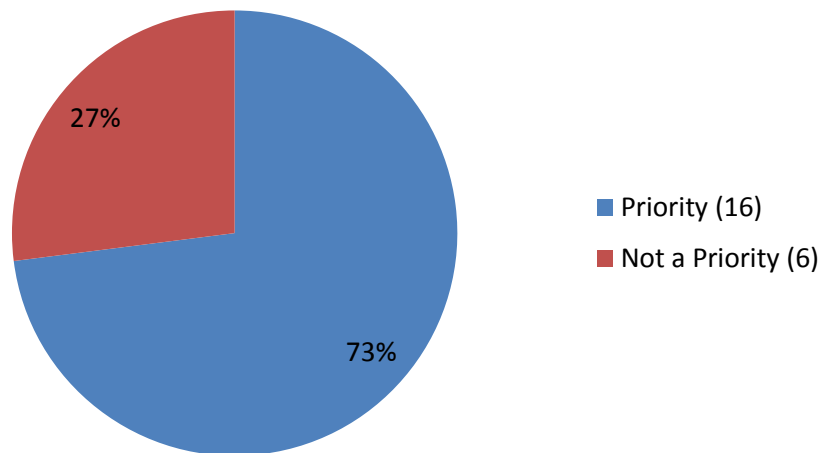
New Street Signage – 25 responses



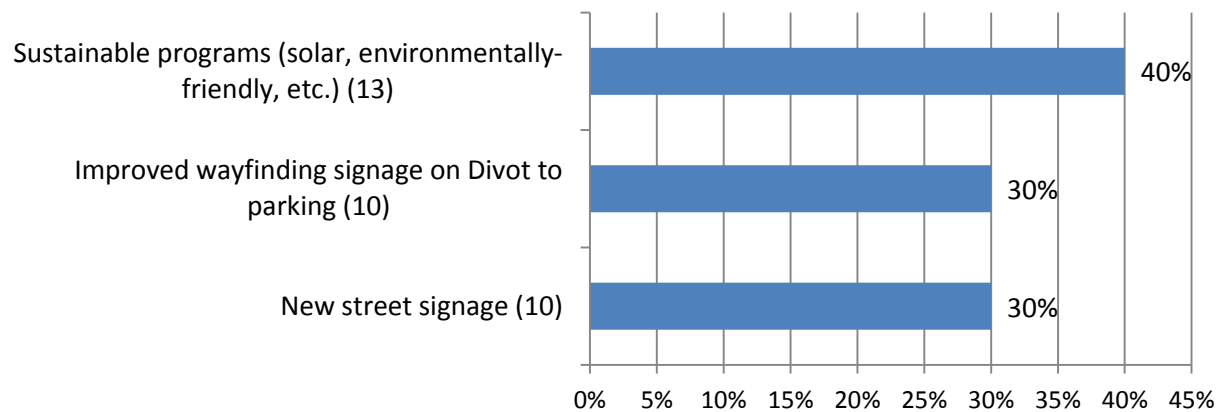
Improved Wayfinding Signage on Divot to Parking – 25 responses



Sustainable Programs (Solar, environmentally-friendly, etc) – 22 responses

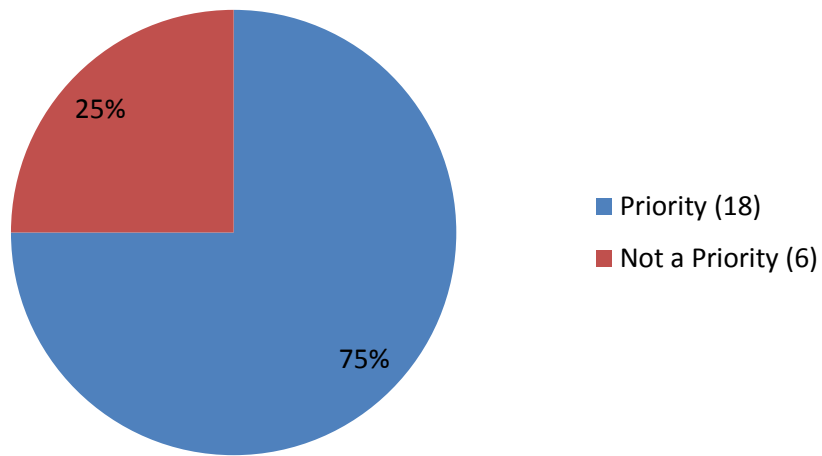


Please select your favorite in the Aesthetics group – 33 responses

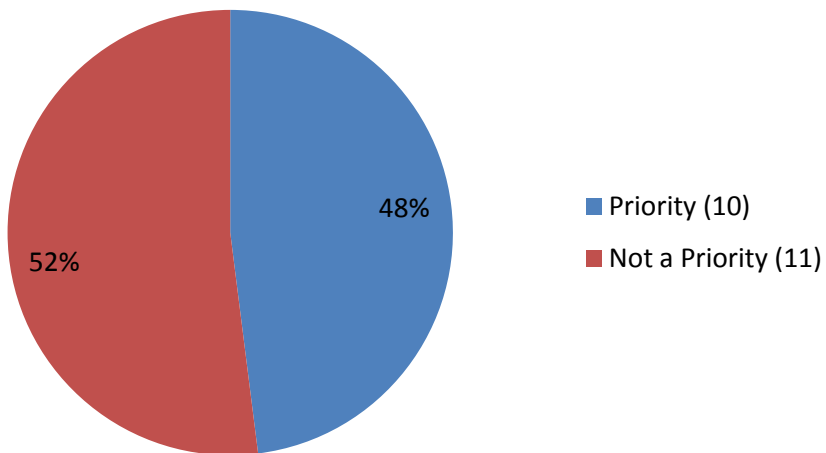


GOLF PLAYERS

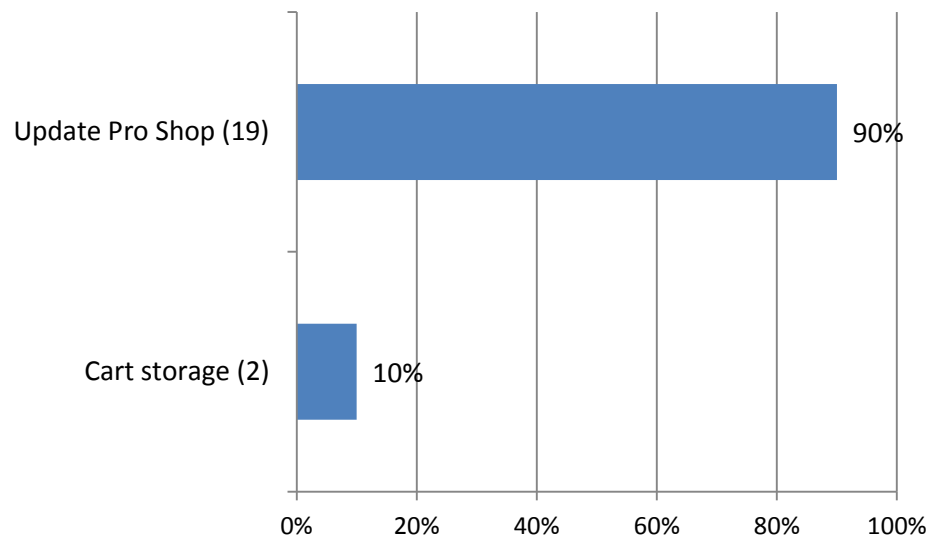
Update Pro Shop – 24 responses



Cart Storage – 21 responses

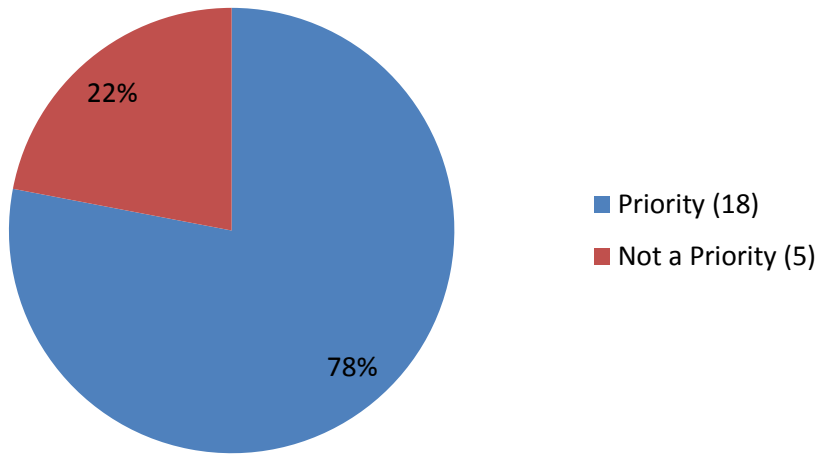


Please select your favorite in the Golf Players group – 21 responses

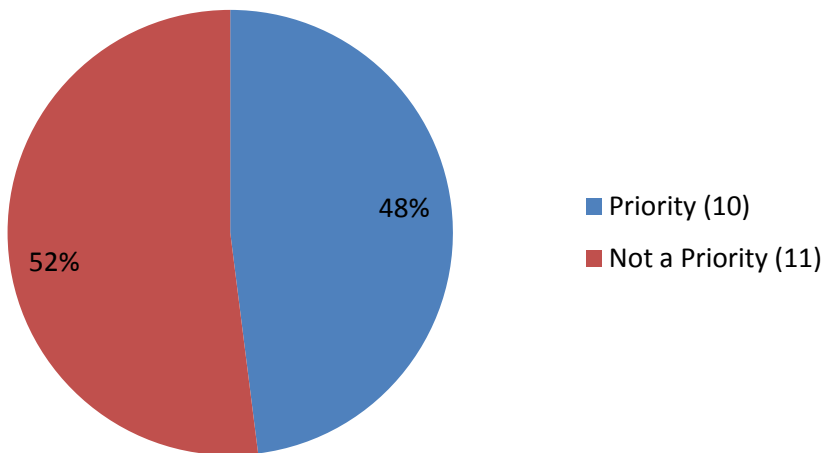


PARKING & ACCESSIBILITY

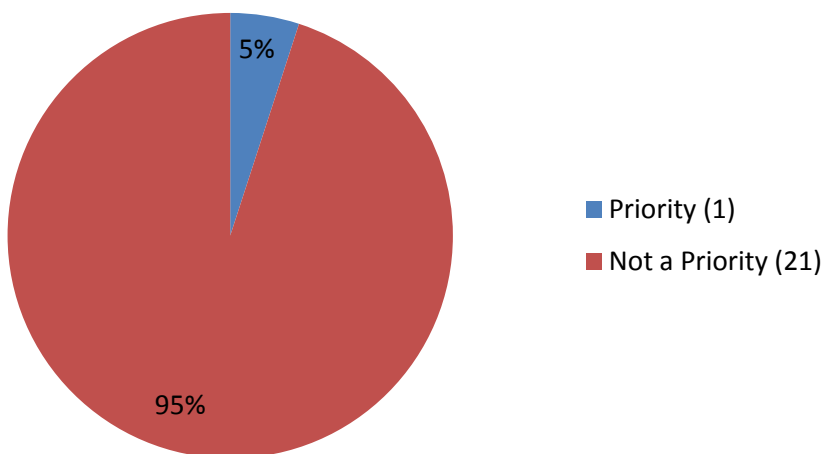
Parking Lot – 23 responses



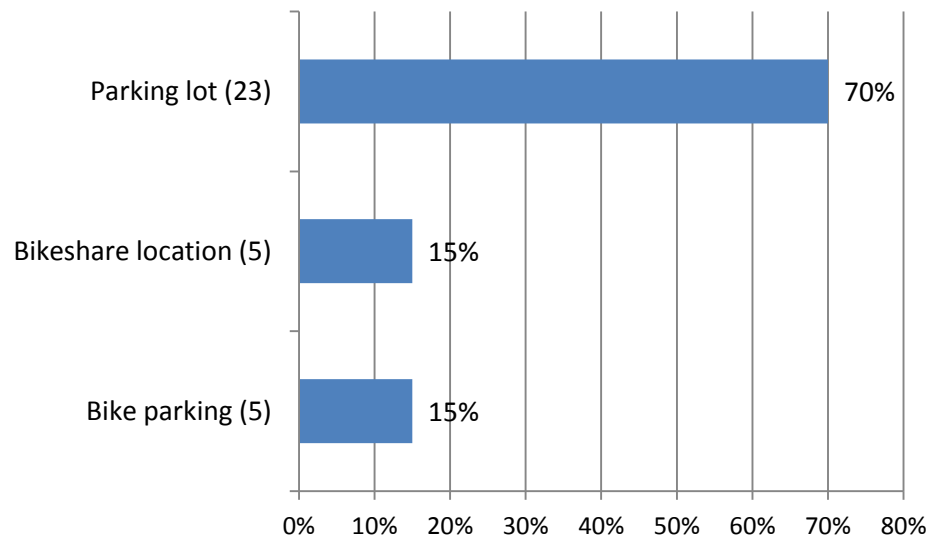
Bike Parking – 23 responses



Bikeshare Location – 22 responses

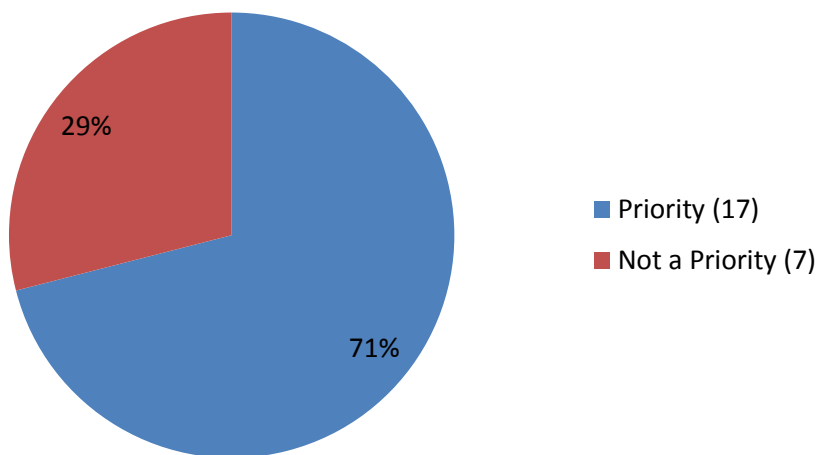


Please select your favorite in the Parking & Accessibility group – 33 responses

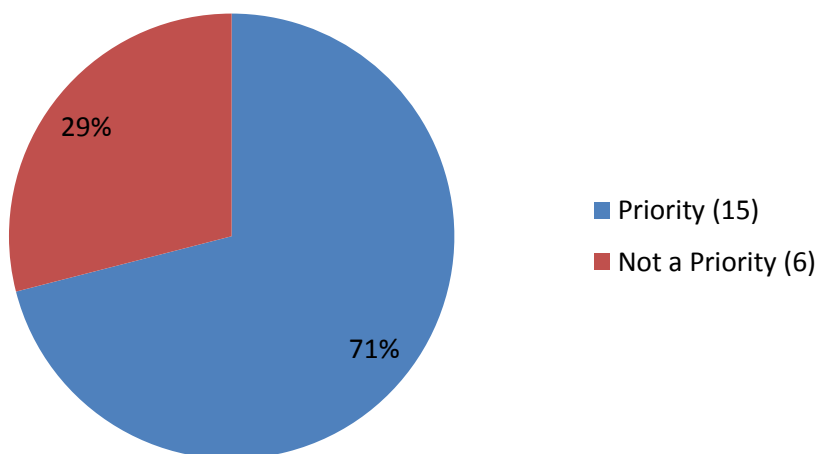


RESTAURANT

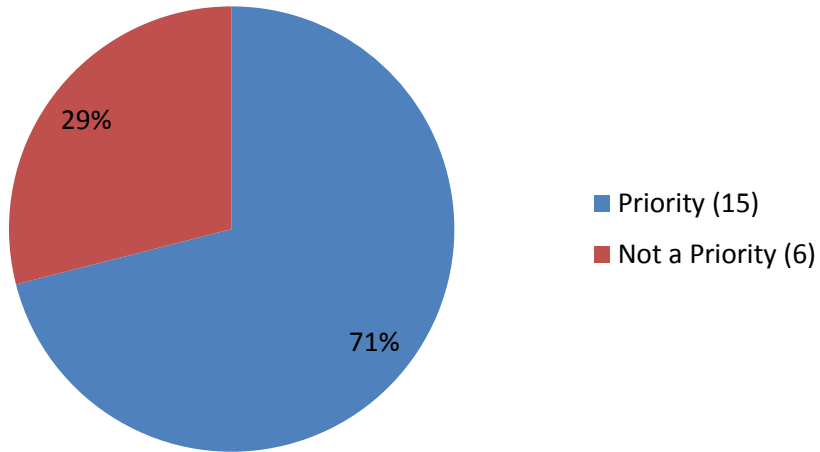
Expand/Make Larger – 24 responses



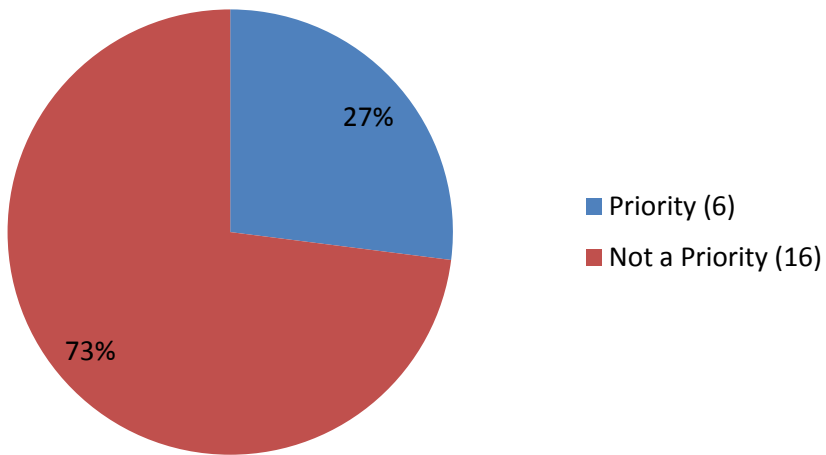
New Food Concept – 21 responses



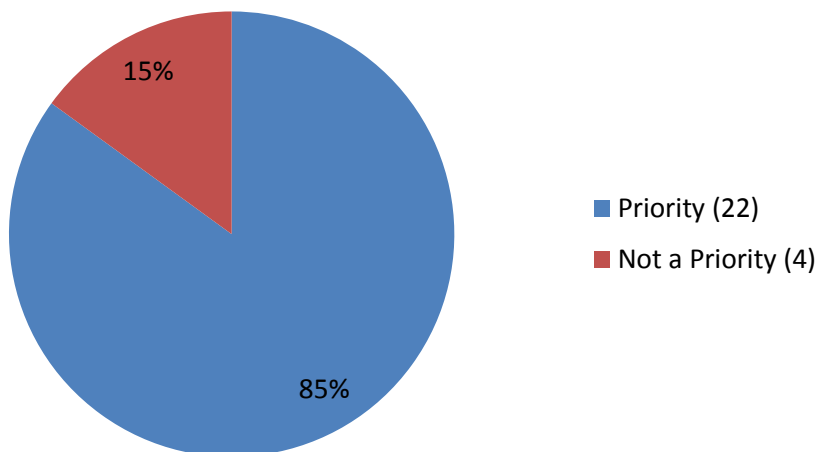
Expanded Hours – 21 responses



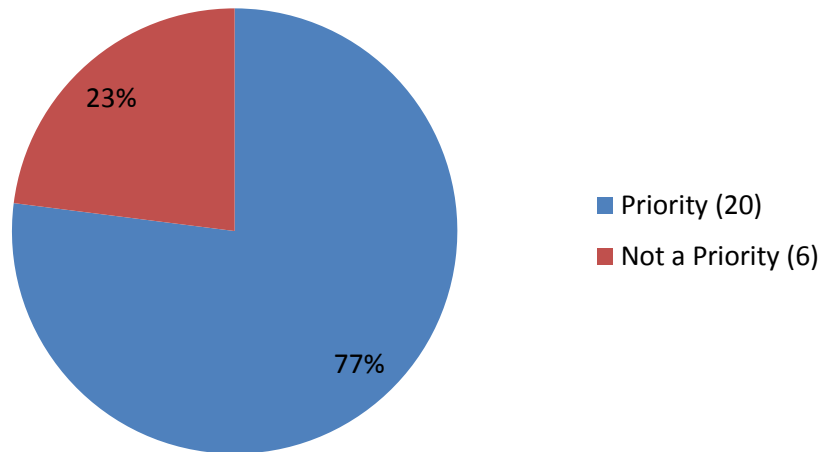
Kid-friendly – 22 responses



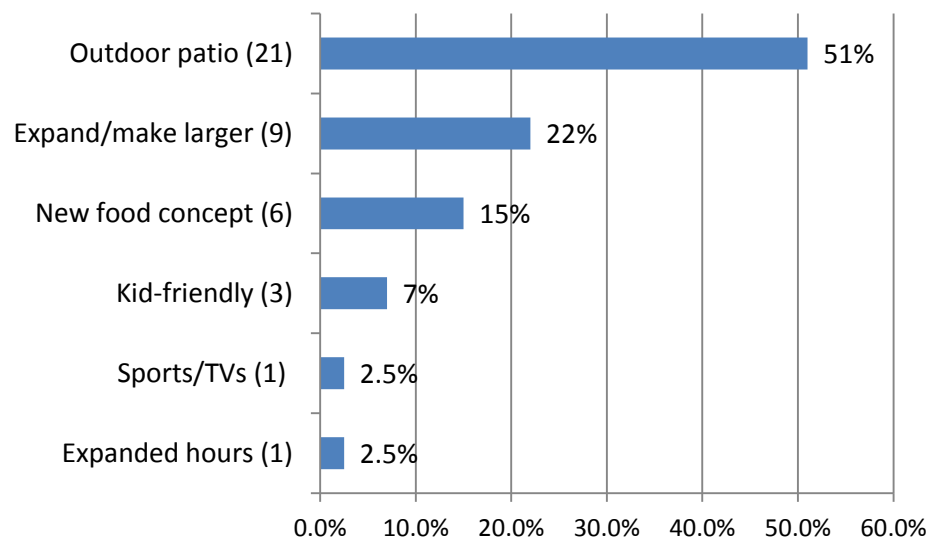
Outdoor Patio – 26 responses



Sports/TVs – 26 responses



Please select your favorite in the Restaurant group – 41 responses



COMMENTS & IDEAS

Please tell us what changes or enhancements you'd like to see at the Ken McDonald Clubhouse.

1. I would really like to see rental information for the club house available to the community for community and personal events. Tempe is a GREAT city and what makes it great is our investment in our village.
2. Renovated club house to include drawing non-golf patrons to come and visit (good happy hour); patio service on an exterior patio; and keep it local Kenny Mac is the best kept secret in Tempe
3. Bar/Restaurant would be nice. A good one.
4. In order to see the nice view of the golf course looking to the west and north from the restaurant, it would be nice to have new larger window openings and an outdoor eating deck with a slatted roof to shade the west windows rather than dark screens. Hopefully, the designated smoking area will be away from the patio.
5. Parking, clubhouse, and course improvement!

COMMENTS & IDEAS (continued)

6. Partner with a well-known restaurateur/bar concept for two reasons: 1. Limit taxpayer expense by providing an attractive lease option for the right restaurant/event/bar concept to remodel and invest in the property. Make sure they are a deep pocket restaurateur with many successful concepts and locations so that they do it right and are not strapped for cash while the place catches on; and 2. The right venue will draw an already loyal and established clientele. Case in point...The Oregano's location on Priest and Elliott was a failure many times before Oregano's (a local and respected venue) went in there. Venue suggestions: brew pub (like Four Peaks or SAN TAN Brewery, etc.), sports bar (Zipps, Philly's, etc), a bit more upscale Postino like wine bar/restaurant with sports tv's. It should be place golfer's and non-golfer's would go on week night or weekend date night as well as be available for breakfast, lunch, and dinner for the golfers. Have a NORTH facing (not scorching sun burn your retinas out West facing) large patio/deck with a great view of the 17th hole. Have an abundance of shade umbrellas, gas fire pits, tables, and high-tops for sunsets and evenings all year year round. Heaters in the winter. There are few restaurant/bars in Tempe with a nice patio/deck that have a view of greenery, trees, etc. Most patios face parking lots or the street. There is a real opportunity to have something special for patio/deck dining and adult beverages at Ken McDonald. Remodel and enlarge the venue to include meeting rooms for corporate event presentations and seminars that can include food and or beverages indoors or on the patio/deck. The NORTH facing patio/deck should be the focal points for 19th hole get togethers, events, receptions, sunset dinners, sunrise breakfast, etc.
7. I live in the neighborhood just east of the clubhouse. As much as a nice restaurant and establishment for weddings would be, I do NOT want the added noise of music and loud parties. If the clubhouse was moved further from residences that would be fine, but its current location is not acceptable for that zoning.
8. I don't think availability for community meetings and other non-golf events is reasonable without additional parking near the clubhouse.
9. I live off Guadalupe between Forrest & College with my house backing to hole 9. I can't tell you how many times I walk around my neighborhood and a car drives up asking me where the entrance to the golf course is. Along with improved signage and visibility on Rural Rd by the YMCA I feel we would benefit from a sign at the Western Canal entrance on the south side of Guadalupe. Sign could read - Ken McDonald Golf Course entrance off of Rural Rd at YMCA. Also, I feel strongly about expanding the patio to where we could actually sit with several patrons, watch the golfers, eat and drink. Not only during the daytime but offer extended hours in the evening where the local neighborhood could gather - possibly offering small entertainment like The Boathouse does off of Lakeshore. I was at the meeting and liked the idea of moving the clubhouse closer to the driving range, expand the facility and add parking spaces on the existing area joining the clubhouse. My husband is in the Men's club. I use the Western Canal path, wrapping around the golf course almost daily. We have an invested interest in this plan and would like to keep informed and offer any additional feedback when requested. My email is besta34@yahoo.com. Thanks!
10. I'd like to see small to medium size conference or banquet rooms available for community meetings, club gatherings and other public events to be utilized by the community at large. Also, it would be nice to have the building closer to parking
11. Better pro shop and nicer bar. I love the course and would frequent it more than I do. I would love to make it a place my wife and I would enjoy to go to dinner at
12. The restrooms are badly in need of renovation

COMMENTS & IDEAS (continued)

13. Easier access to bar for golfers, takes a long time at the turn.
14. Need extended restaurant hours to accommodate lighted driving range and summer twilight leagues. Expanded patio seating. Better TVs and Sports Bar atmosphere. More on-course amenities (e.g., cold towels, happy hour pricing for league play) and expanded hours to support summer play and to compete with Resort courses. Current facilities not being utilized to their fullest potential. Drawing in more non-golf customers could help support the extended house. Evening driving range specials will attract college students and beginner golfers. Nine and wine for ladies in the evenings would bring in more play. Outdoor grill and patio area would be a good addition, but again, would need to be open and staffed. Current staffing is not suitable for sustained profitability. Night golf and other events will be better received if the facilities are available. Locals will also frequent a better maintained and staffed Restaurant. Bottom line, you have a central and convenient location. If the facilities are nice, the service is good, and the place is advertised, there is money to be made. None of that is happening now.
15. Don't be afraid to make it hip and trendy! Young people - mid-20s to mid-40s - in South Tempe want to be able to go somewhere that's a lot like the bars and restaurants on Mill Avenue in terms of food, style, drink selection, vibe without having to go down to the college and mingle with 18-21 year olds. That doesn't mean we want "old people" decor or vibe or food though - it means we want everything the college kids are enjoying, but without as many of the college kids! Think Blasted Barley, Postinos, Minder Binders, not a dive but not fancy. I know many professional couples in South Tempe that want the downtown/central Tempe type of establishment (not a chain!) but in OUR part of town.
16. Make patio covered and large
17. Need to remove some curbing around PAR 3's to speed up play. Signage on #9 stay on rest path. Use granite in areas not used
18. Patio large and covered. Extend hours of restaurant. Bands at night on patio.
19. Move clubhouse closer to driving range and add parking on west side.
20. Pull in walkers and bikers from western canal for breakfast.
21. Wants are great. Enforce the noise ordinance. After hours security.

1. Email comment from Don Johnston

- I live a quarter mile away, have been playing Kenny Mc since college when it opened and am a member of the Tempe Men's Club and the Tempe Diablos.
- I believe the Public/Private partnership is the proper direction to move this project forward
- We need to be respectful of property owners that border the course. I think that can be best done by minimizing traffic that would be noticeable to them.
- I believe we should consider an entirely different footprint for the clubhouse. North of the existing holes 17 and 18 there is approximately 60 yards of land that is not presently used. While it would involve rebuilding these two holes, I recommend they both be moved north as far as possible. The clubhouse could then be situated between the 9th and 18th greens and directly south of the 17th tee box. The parking lot could be expanded south of this new clubhouse location to the canal. This would improve traffic flow greatly and minimize its impact on the neighborhood. If possible, widen the bridge over the canal with consideration of sight lines for pedestrians and bicyclists using the path south of the canal. During Tempe Men's Clubs tournaments there are often 50 spectators or more on the existing north patio. If we could have a covered outdoor deck with meal service that would view both the 9th and 18th greens, it would be great. I suggest that we use a model similar to that used at ASU's Karsten golf course. The views would be similar and would create an exciting area during tournaments. I don't think that the present layout of overlooking the driving range is a good idea. It is facing

due west and the sun exposure would be awful. Few want to view a practice area from a deck area. Most would like to see actual golf being played.

- The clubhouse should be a venue for the golfers, but also for bicyclist and pedestrians. If we could partner with Troon Golf or someone like the Fox Group, the restaurant could be a huge asset to the neighborhood. When John Henry's closed up, we lost a nice place to hang out with our neighbors. This could be a great replacement.
- Like Karsten, it would be great if sustainable materials were used. Additionally, Karsten has great layout that includes meeting rooms and underground cart storage. Any way we could just move between the 9 and 18 greens? There have been rumors of them closing the Karsten golf course.
- I don't think that having weddings at the facility is a good idea. I have been a member of private clubs for over 25 years. Weddings are very disruptive to the golfers and would not be in the best interest of serving the public. I would like to see the restaurant open in the evenings for dinner and it should have a liquor license.